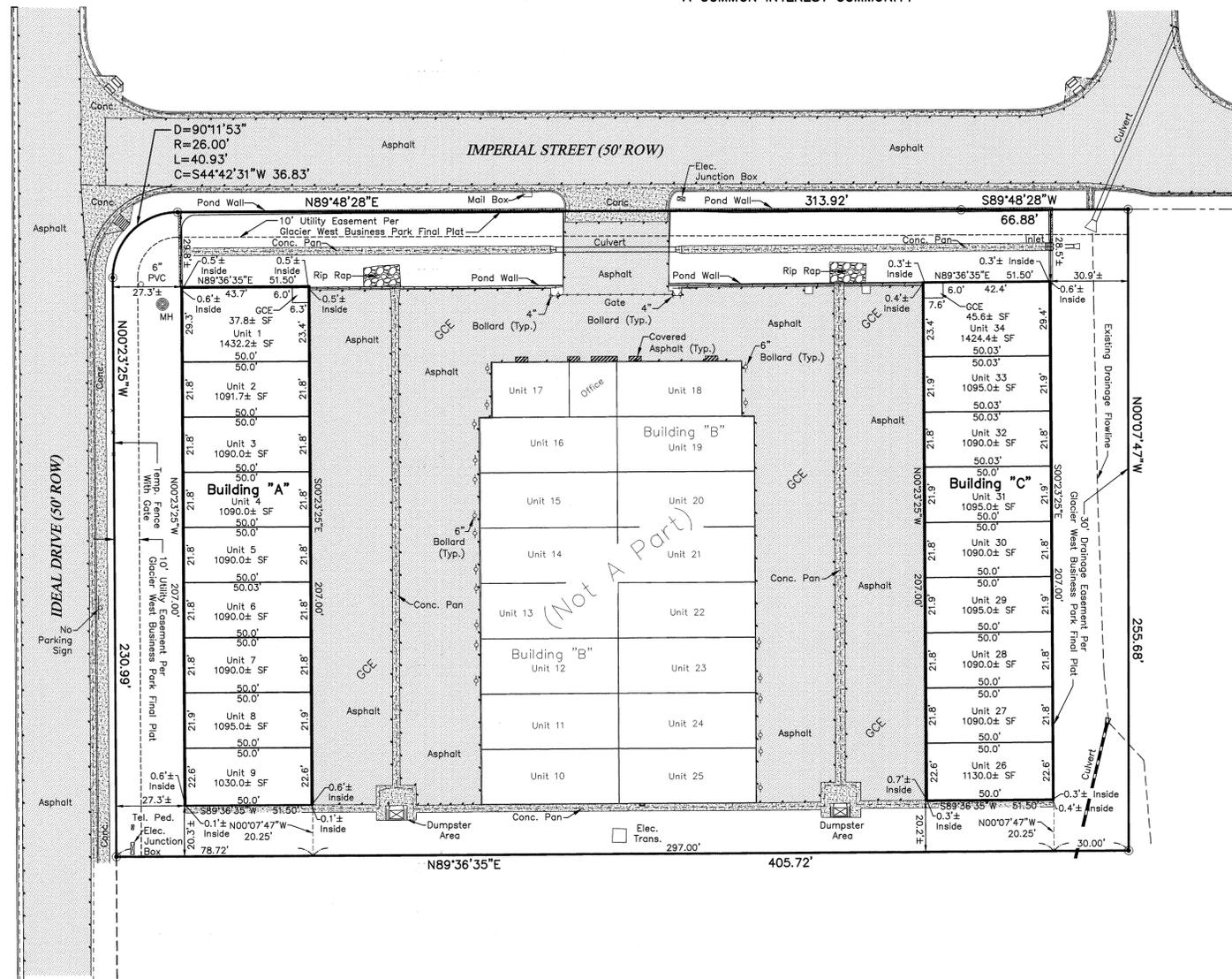
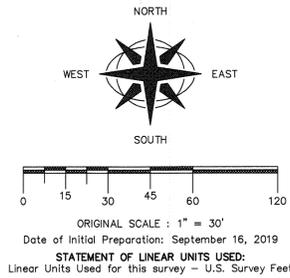


# IMPERIAL RV STORAGE CONDOMINIUMS, BUILDINGS A AND C

BEING A CONDOMINIUM MAP FOR A PORTION OF LOT 7, GLACIER WEST BUSINESS PARK, SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

- A COMMON INTEREST COMMUNITY -



KNOW ALL PERSONS BY THESE PRESENTS that, the undersigned, being all the owner(s) of that portion of the Northwest Quarter of Section 3, Township 1 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado to-wit:

A PORTION OF LOT 7, GLACIER WEST BUSINESS PARK, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A: (Building A):

That parcel of ground located in Lot 7 of the Final Plat of Glacier West Business Park as recorded March 09, 2005 at Reception Number 3266941, located in the Northwest Quarter of Section 3, Township 1 North, Range 68 West of the 6th P.M., Town of Frederick, County of Weld, State of Colorado designed as Future Building "A" on the Condominium Map of the Imperial RV Storage Condominiums recorded November 13, 2017 at Reception No. 4351748 and Surveyor's Affidavit of Correction recorded November 16, 2017 at Reception No. 4353095, in the records of the Clerk and Recorder, County of Weld, State of Colorado, being more particularly described as follows:

Considering the record bearing of North 89°36'35" East on the South line of said Lot 7, Final Plat of Glacier West Business Park and with all bearings contained herein relative thereto;

BEGINNING at the Southeast corner of said Lot 7; thence along the South line of said Lot 7 South 89°36'35" West 327.00 feet; thence departing said South line North 00°07'47" West 20.25 feet to the TRUE POINT OF BEGINNING; thence South 89°36'35" West 51.50 feet; thence North 00°23'25" West 207.00 feet; thence North 89°36'35" East 51.50 feet; thence South 00°23'25" East 207.00 feet to the TRUE POINT OF BEGINNING.

Parcel B: (Building B):

That parcel of ground located in Lot 7 of the Final Plat of Glacier West Business Park as recorded March 09, 2005 at Reception Number 3266941, located in the Northwest Quarter of Section 3, Township 1 North, Range 68 West of the 6th P.M., Town of Frederick, County of Weld, State of Colorado designed as Future Building "C" on the Condominium Map of the Imperial RV Storage Condominiums recorded November 13, 2017 at Reception No. 4351748 and Surveyor's Affidavit of Correction recorded November 16, 2017 at Reception No. 4353095, in the records of the Clerk and Recorder, County of Weld, State of Colorado, being more particularly described as follows:

Considering the record bearing of North 89°36'35" East on the South line of said Lot 7, Final Plat of Glacier West Business Park and with all bearings contained herein relative thereto;

BEGINNING at the Southeast corner of said Lot 7; thence along the South line of said Lot 7 South 89°36'35" West 30.00 feet; thence departing said south line North 00°07'47" West 20.25 feet to the TRUE POINT OF BEGINNING; thence South 89°36'35" West 51.50 feet; thence North 00°23'25" West 207.00 feet; thence North 89°36'35" East 51.50 feet; thence South 00°23'25" East 207.00 feet to the TRUE POINT OF BEGINNING.

Parcel C:

Together with those beneficial easements as set forth and described in Imperial RV Storage Owners Association Condominium Declaration recorded November 13, 2017 at Reception No. 4351747.

Containing 21,321 Square Feet (0.48 Acres), more or less, and being subject to any existing easements and/or rights of way of record, have caused the same to be surveyed and mapped on this map to be known as IMPERIAL RV STORAGE CONDOMINIUMS, BUILDINGS A AND C, Town of Frederick, County of Weld, State of Colorado.

The Condominium Declaration for Imperial RV Storage Condominiums (A Common Interest Community) in the Town of Frederick, County of Weld, State of Colorado is filed concurrently with this Condominium Map and is referred to herein as the "Declaration."

OWNER(S): IMPERIAL ST. LLC

By: Jerry Steele  
 Jerry Steele as: Manager

STATE OF Colorado )  
 COUNTY OF Broomfield )SS

The foregoing instrument was acknowledged before me this 22nd day of October, 2019, by Jerry Steele as Manager.

Witness my hand and official seal.

My commission expires 11/17/2021

Karrie L. Conilogue  
 Notary Public  
 State of Colorado  
 Notary ID # 18934017531  
 My Commission Expires 11-17-2021

LENDER(S): ELEVATIONS CREDIT UNION  
 By: Todd Payok  
 Todd Payok as: Vice President

STATE OF Colorado )  
 COUNTY OF Broomfield )SS

The foregoing instrument was acknowledged before me this 22nd day of October, 2019, by Todd Payok as Vice President.

Witness my hand and official seal.

My commission expires 11/17/2021

Karrie L. Conilogue  
 Notary Public  
 State of Colorado  
 Notary ID # 18934017531  
 My Commission Expires 11-17-2021

GENERAL NOTES:

- PROJECT BENCHMARK:** The Southeast property corner of Lot 7, Glacier West Business Park (found pin and cap), Elevation: 5025.62.
- GCE: General Common Element  
 LCE: Limited Common Element  
 F.F.: Finish Floor Elevation
- Certain reserved rights and restrictions concerning the use, occupancy, or alteration of the Condominium Units, including rights to create additional Units or Common Elements, can be found in the Declaration.
- The Common Elements, if shown on this Map, (CCE - General Common Element or LCE - Limited Common Element), are Private Common Elements for the use of the members of the Condominium Association, their guests, invitees, vendors and employees and are not for public use.
- NOTE: Unit Areas calculated to the 'face' of interior walls.
- BASIS OF BEARINGS STATEMENT:** Basis of Bearings for this Condominium Map (survey) are based on the record bearing of North 89°36'35" East on the South line of Lot 7, Final Plat of Glacier West Business Park, Town of Frederick, County of Weld, State of Colorado. Record bearing derived from said Final Plat of Glacier West Business Park as filed for record March 9, 2005 in the real property records of the office of the Clerk and Recorder of Weld County, Colorado at Reception No. 3266941. Note: Monumentation of said line as shown on Map.
- ⊙ = Found pin and cap.

SURVEYOR'S CERTIFICATE:

I, Steven John Stencil, a Registered Land Surveyor in the State of Colorado, hereby certify that on this 14th day of October, 2019, that this Condominium Map for IMPERIAL RV STORAGE CONDOMINIUMS, BUILDINGS A AND C, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, is true, correct and complete as laid out and shown hereon and all structural components of all buildings contained or comprising any units thereby created are substantially completed. This Map is based upon a survey performed by me or under my direct responsibility, supervision and checking subsequent to substantial completion of the improvements shown hereon, to the best of my knowledge and belief. I further certify that this Map substantially depicts the location and the horizontal and vertical measurements of the units, the unit designation, the dimension of the units, the elevation of the finished floors and the ceiling as constructed, and the building number or symbol of the improvements; floor elevations are related to sea level datum as established by Intermill Land Surveying, Inc. using a published elevation. Benchmark for this Condominium Map is the Southeast property corner of Lot 7, Glacier West Business Park (found pin and cap), Elevation: 5025.62. This Condominium Map contains all information as outlined in C.R.S. 38-33.3-209.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.  
 1301 North Cleveland Avenue  
 Loveland, Colorado 80537  
 P: (970) 669-0516

Steven John Stencil  
 Colorado PLS 30462



According to Colorado law you must commence any legal action based on this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**INTERMILL LAND SURVEYING, INC.**  
 1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537  
 BUS: (970)-669-0516 / FAX (970)-669-9775

CLIENT: **IMPERIAL ST. LLC**  
 1691 Palmer Lane  
 Erie, Colorado 80516

TITLE: **IMPERIAL RV STORAGE CONDOMINIUMS, BUILDINGS A AND C**  
 A PORTION OF LOT 7, GLACIER WEST BUSINESS PARK, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: MES  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: 10-11-2019  
 SCALE: 1" = 30'  
 PROJECT NO.: P-17-8286  
 SHEET OF: 1 2

# IMPERIAL RV STORAGE CONDOMINIUMS, BUILDINGS A AND C

BEING A CONDOMINIUM MAP FOR LOT 7, GLACIER WEST BUSINESS PARK, SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

- A COMMON INTEREST COMMUNITY -

REVISIONS:

REV 1	REV 1
REV 2	REV 2
REV 3	REV 3
REV 4	REV 4
REV 5	REV 5
REV 6	REV 6
REV 7	REV 7
REV 8	REV 8
REV 9	REV 9
REV 10	REV 10
REV 11	REV 11
REV 12	REV 12
REV 13	REV 13
REV 14	REV 14
REV 15	REV 15
REV 16	REV 16
REV 17	REV 17
REV 18	REV 18
REV 19	REV 19
REV 20	REV 20

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**INTERMILL LAND SURVEYING, INC.**  
 1301 NORTH CLEVELAND AVENUE  
 LOVELAND, COLORADO 80537  
 BUS. (970)-668-0516 / FAX (970)-635-9775

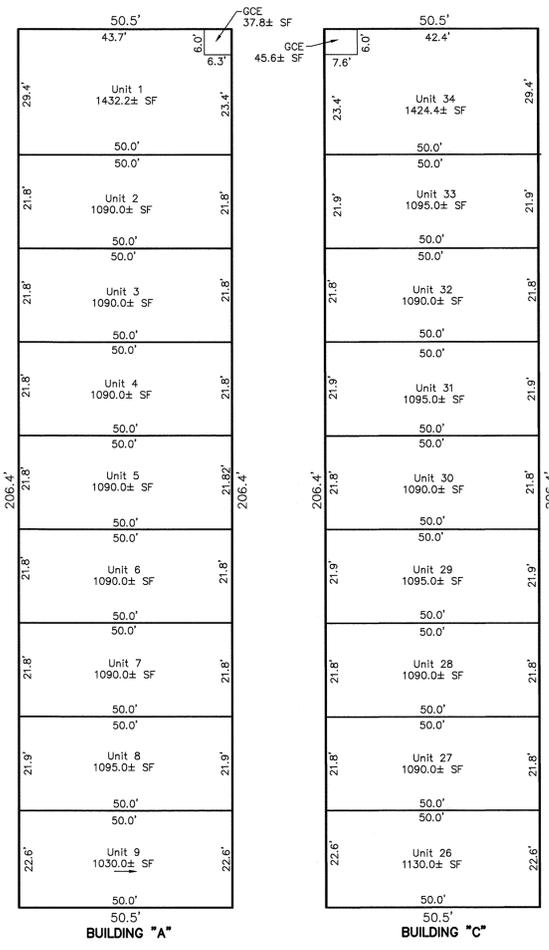
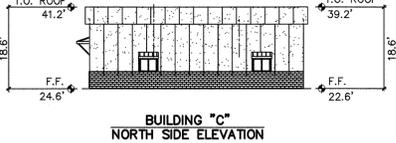
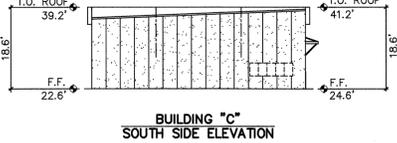
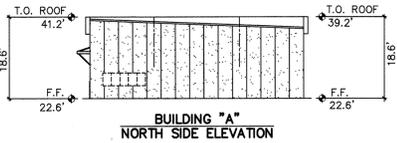
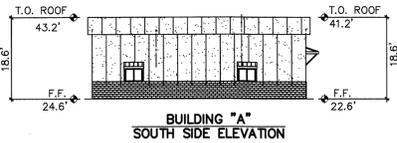
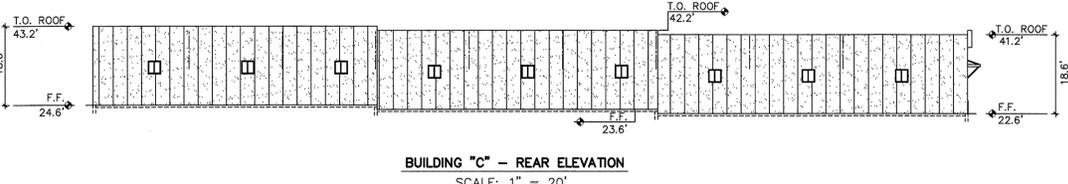
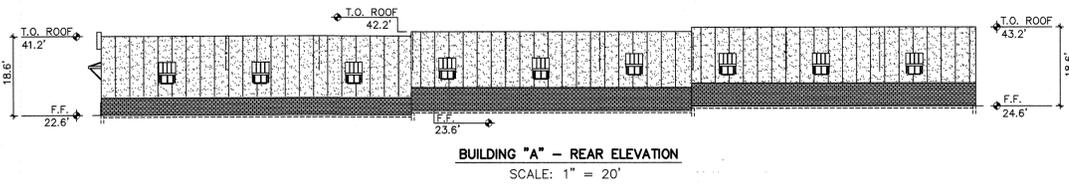
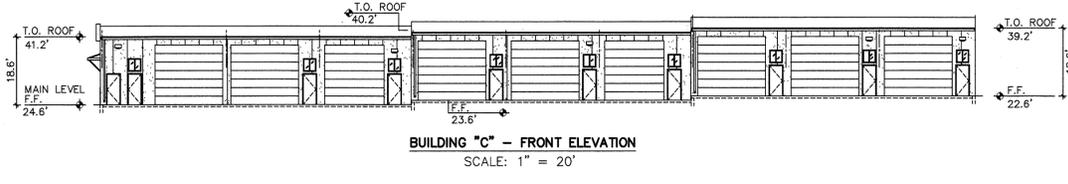
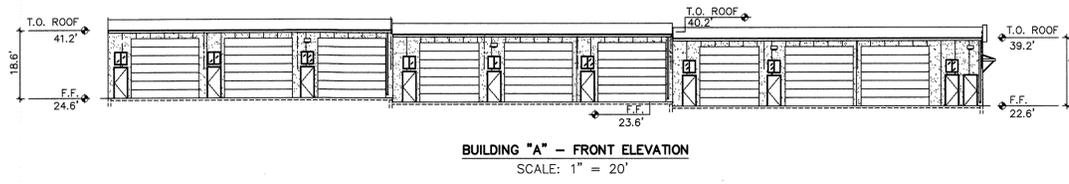
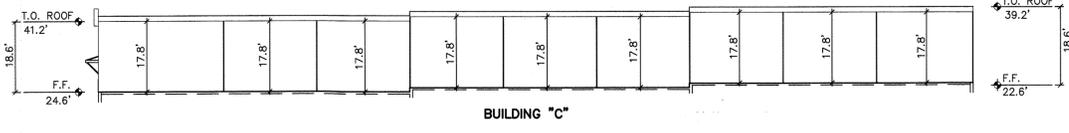
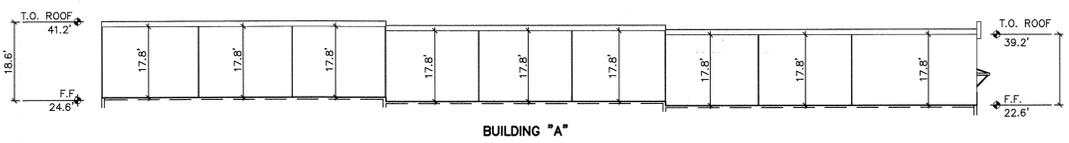
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 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: 10-17-2019  
 SCALE: 1"=20'

PROJECT NO.: **P-17-8286**

SHEET	OF
2	2



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